

## **710 The West Mall – Zoning By-law Amendment Application – Supplementary Report**

Date: February 2, 2024

To: City Council

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 2 - Etobicoke Centre

**Planning Application Number:** 23 180580 WET 02 OZ

### **SUMMARY**

---

This Supplementary Report summarizes community feedback received at the Community Consultation Meeting held on January 31, 2024 for the Zoning By-law Amendment application for 710 The West Mall, which occurred following the submission of the Decision Report-Refusal (Item 2024.CC14.12). Item 2024.CC14.12 is at City Council at its meeting scheduled for February 6-8, 2024.

### **RECOMMENDATION**

---

The Interim Chief Planner and Executive Director, City Planning, recommends that:

1. City Council receive this report for information.

### **FINANCIAL IMPACT**

---

City Planning confirms there are no financial implications resulting from the recommendation included in this report in the current budget year or in future years.

### **BACKGROUND**

---

Item 2024.CC14.12 will be considered by City Council on February 6-8, 2024. On December 15, 2023, City Council amended Chapter 27, Council Procedures, of the Municipal Code to authorize the Chief Planner and Executive Director, City Planning, to report directly to City Council when recommending refusal of an application for a Zoning

By-law Amendment. In order to meet the legislated timelines of the Planning Act, staff were required to prepare a report to City Council before a Community Consultation Meeting could be held on the Zoning By-law Amendment application for 710 The West Mall. That meeting has since occurred, and this report provides a summary of the Community Consultation Meeting.

## **COMMENTS**

---

On January 31, 2024, approximately 143 members of the public attended a hybrid Community Consultation Meeting. Representatives for the applicant and the Ward Councillor were also present. Following presentations by City staff and the applicant, the following concerns were raised:

- The height and density of the proposed building, and potential shadow impacts, particularly on the apartment buildings located at 714 and 716 The West Mall, and 625 and 627 The West Mall.
- Increased traffic in the area, in particular, impacts to the operations and safety of the three-way intersection of Wellesworth Drive and The West Mall.
- Potential traffic impacts on the Highway 427/Rathburn Road interchange and the need for improvements.
- Potential impacts to the adjacent apartment buildings, including inappropriate use of visitor parking and construction-related disruptions.
- Concern that on-site parking is insufficient and potential proliferation of on-street parking into the neighbouring areas.
- Interest in the potential for mixed-use zoning and improved walkability on the site to help reduce vehicle dependency.
- The loss of outdoor amenity space on-site, currently utilized by residents of 70 Dixfield Drive, and existing on-site trees.
- Potential lack of infrastructure capacity in the area to accommodate the proposal and impacts on adjacent apartment buildings.
- The ability of existing community services in the area to support future residents, particularly schools and emergency services.
- The ability of existing transit services in the area to accommodate future residents and the need for improvements.
- Potentially worsened wind and air quality conditions caused by the proposed building.

## **CONCLUSION**

---

This report provides supplementary information to City Council for its consideration of Item 2024.CC14.12. The comments from the public summarized in this report will also be used to inform any future discussions with the applicant regarding this Zoning By-law Amendment application.

## **CONTACT**

---

Nicholas Deibler, MCIP, RPP, Planner, Community Planning  
Telephone: 416-394-2946  
E-mail: [Nicholas.Deibler@toronto.ca](mailto:Nicholas.Deibler@toronto.ca)

## **SIGNATURE**

---

Kerri A. Voumvakis  
Interim Chief Planner and Executive Director  
City Planning